#822446

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF August, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/14/21

(AFFIX SEAL)

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vanessa Santos	New Owner	Portion of 072-10-0033.00
(NAME)	(NAME)	
1303A Litton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we M7 Properties, a Tennessee General Partnership, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Vanessa Santos and Derik Feinberg, wife and husband, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Homes at 1303 Litton Avenue, as established by Declaration of Covenants, Conditions and Restrictions of Homes at 1303 Litton Avenue, a Horizontal Property Regime with Private Elements, of record In Instrument No. 20190924-0096873, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of for es at 1303 Litton Avenue shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20190924-0096873, Register's Office for Davidson County, Tennessee for a more complete identification and description of said Unit.

Being the same property conveyed to Michael Payne and Michele Corlew, tenants in common with rights of survivorship by Warranty Deed from Marguerite Pride Southall, unmarried, dated 05/07/2019 and recorded 05/08/2019, of record in Instrument 201905080042950, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to M7 Properties by Quitclaim Deed from Michael Payne and Michele Corlew, dated 10/03/2019 and recorded 10/07/2019, of record in Instrument 201910070102602, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the following: axes for 2020 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Book 421, Page 86, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 201909240096873, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto.

Karen Johnson Davidson County
Batch# 452556 DEEDWARR
08/07/2020 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20200807-0088279
202008070088279

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1303A Litton Avenue, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 7 day of August, 2020.

M7 Properties, a Tennessee General Partnership

By: _____
Mike Payne, as Partner

By: _____
Michele Corlew, as Partner

State of Tennessee
County of Williamson

Before me the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mike Payne and Michele Corlew, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the General Partners of M7 Properties, a Tennessee General Partnership, the within named bargainer, a partnership, and that Mike Payne and Michele Corlew as such General Partners, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by Mike Payne and Michele Corlew as General Partners.

Witness my hand and Official seal this 7 day of August, 2020.

_____
Notary Public:
My Commission Expires: 11/14/21

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

File No.: 822446
Special Warranty Deed TN

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: July 9, 2022

900